



COMMERCIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, August 15, 2018

Work Session 9:00 AM

Public Hearing 10:00 AM

200 Texas Street

City Council Conference Room 290 /Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/zoning/variances/cases/>

BOARD MEMBERS:

Dan Moore	_____
Robert Gutierrez	_____
Clif Wiegand	_____
Bob Riley	_____
Will Dryden	_____
Michael Wellbaum, Chair	_____
Loren Stewart	_____
Robert Kelly	_____
Graham Brizendine, Vice-Chair	_____

- | | | | |
|-----|------------|--|----------------------------------|
| I. | 9:00 A.M. | WORK SESSION | City Council Conference Room 290 |
| | | A. Review of Cases on Today's Agenda | |
| II. | 10:00 A.M. | PUBLIC HEARING | Council Chamber |
| | | A. Approval of Minutes of the July 18, 2018 Hearing | _____ |
| | | B. Cases on Today's Agenda | |
| | | C. <u>MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO SEPTEMBER 19, 2018)</u> | |



D. New Cases

1. BAC-18-052 **DR Horton by North Texas Inspection Services**
8252 Brashear Trail

- a. Request a **VARIANCE** in an “A-5” One-Family District to permit the use of a construction trailer less than 300 feet to an occupied residence.

2. BAC-18-054 **SEJ Asset Management & Inv. Co. by Barnett Signs**
6100 S. Hulen Street /6209 S. Granbury Road

- a. Request a **SPECIAL EXCEPTION** in the “PD 240” Planned Development for “E” Neighborhood Commercial uses plus car wash District to permit the installation of electronic changeable copy on:
 - i. the northeastern gasoline canopy face along Hulen Street, and
 - ii. the southwestern gasoline canopy face near Granbury Road.

3. BAC-18-055 **Fort Worth ISD by Mike Naughton**
3409 Stalcup Road

- a. Request a **VARIANCE** in a “CF” Community Facilities District to provide zero new parking spaces, where a minimum of 15 spaces are required, deficient by 15 parking spaces.

4. BAC-18-056 **Shiraz Poonawala by James Rutherford**
1000 & 1005 Bridge Creek Circle

- a. Request a **VARIANCE** in a “G” Intensive Commercial District to permit the construction of a car wash proposed to be 72 feet from a residential district, where 100 feet is required, deficient by 28 feet.

5. BAC-18-057 **Edge Park United Methodist Church by Titan Towers**
5616 Crowley Road

- a. Request a **SPECIAL EXCEPTION** in an “A-5” One Family District to permit the installation of a stealth telecommunication tower.
- b. Request a **VARIANCE** in an “A-5” One Family District to permit the installation of a stealth telecommunication tower 100 feet in height, excessive by 33 feet.

8. BAC-18-058 **Break and Run, LLC**
3968/3970 W. Vickery Boulevard

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to provide 25 parking spaces, where a minimum of 30 spaces are required, deficient by 5 parking spaces.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to provide 33% of landscaping between the building and the street, where a minimum of 75% is required, deficient by 42%.

III. ADJOURNMENT:

**ASSISTANCE AT THE PUBLIC MEETINGS:**

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, August 10, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

City Secretary for the City of Fort Worth, Texas